128.0	0003	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,151,900	/	1,151,900
USE VALUE:	1,151,900	/	1,151,900
ASSESSED:	1,151,900	/	1,151,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18	-20	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOMICKI ANGELICA E
Owner 2:	CONROY MARTIN C
Owner 3:	
Street 1:	20 MENOTOMY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONROY MARTIN -
Owner 2:	-
Street 1:	18 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3383 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7046.000	636,900	9,900	505,100	1,151,900
Total Card	0.162	636,900	9,900	505,100	1,151,900
Total Parcel	0.162	636,900	9,900	505,100	1,151,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.55 | /Parcel: 340.55

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83322
GIS Ref	
GIS Ref	
Insp Date	11/04/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	636,900	9900	7,046.	505,100	1,151,900		Year end	12/23/2021
2021	104	FV	607,900	9900	7,046.	505,100	1,122,900		Year End Roll	12/10/2020
2020	104	FV	607,900	9900	7,046.	505,100	1,122,900	1,122,900	Year End Roll	12/18/2019
2019	104	FV	448,400	10100	7,046.	473,500	932,000	932,000	Year End Roll	1/3/2019
2018	104	FV	448,400	10100	7,046.	391,500	850,000	850,000	Year End Roll	12/20/2017
2017	104	FV	377,300	10100	7,046.	359,900	747,300	747,300	Year End Roll	1/3/2017
2016	104	FV	377,300	10100	7,046.	328,300	715,700	715,700	Year End	1/4/2016
2015	104	FV	337,500	10100	7,046.	322,000	669,600	669,600	Year End Roll	12/11/2014

!10052!

PRINT

Date	Time
12/30/21	10:01:26

LAST REV

Date	Time
11/12/21	14:23:29
jorourke	

USER DEFINED

Prior Id # 1:	83322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10052

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONROY MARTIN,	1445-140		11/27/2013	Convenience	1	No	No		
HOFFMANN ARTHUR	1394-25		12/17/2010	Change>Sale	530,000	No	No		
HOFFMANN ALICE	1231-17		12/6/2000	Family	1	No	No		
	778-59		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2015	1570	Dormers	20,000					
10/5/2011	1243	Det. Gar	30,000					REBUILD GAR
7/26/2011	745	Wood Dec	4,000					REPAIR EXISTG DECK
1/11/2011	30	Redo Kit	12,500					SAME AS # 31
1/11/2011	31	Redo Kit	12,500					REDO 2KITS & 2 BAT

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2021	Owner update	MM	Mary M
11/4/2016	Measured	DGM	D Mann
11/4/2016	Left Notice	DGM	D Mann
5/29/2012	Info Fm Prmt	BR	B Rossignol
11/11/2008	Meas/Inspect	189	PATRIOT
11/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7046		Sq. Ft.	Site		0	80.	0.90	9									505,102						505,100	

Total AC/HA:	0.16175	Total SF/SM:	7046	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	505,102	Spl Credit		Total:	505,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.96042126
Const Adj.:	0.98980200
Adj $ / SQ:	171.113
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	782488
Depreciation:	145543
Depreciated Total:	636946

COMMENTS

SCUTTLE. NO ATTIC..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

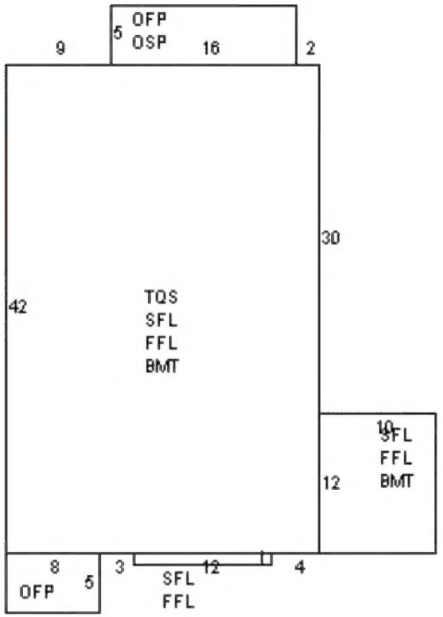
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.11
Special Features:	0	Val/Su Net:	131.67
Final Total:	636900	Val/Su SzAd	188.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	171.110	216,629
SFL	Second Floor	1,266	171.110	216,629
BMT	Basement	1,254	51.330	64,373
TQS	3/4 Story	851	171.110	145,531
OFP	Open Porch	120	29.940	3,593
OSP	Screen Porch	80	40.420	3,234

Net Sketched Area:	4,837			Total:	649,989
Size Ad	3382.5	Gross Area	5120	FinArea	3383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0003-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	G	GV	2011	26.97	T	3.8	104			9,900			9,900

More:	N	Total Yard Items:	9,900	Total Special Featues:		Total:	9,900

IMAGE

AssessPro Patriot Properties, Inc